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FOR SALE/ LEASE

207 Bank Street Unit 3A & 3B Waterbury, CT 06702



1,000 - 7,800 +/- Square Foot Office Space 3rd Floor Office Condominiums: Suites 3A & 3B Historic Upscale Downtown Office / Retail Building Visible location with immediate access to I-84 Walking distance to restaurants/ banks & public services

> Lease Price: \$12.00 PSF Gross + Utilities Sale Price \$390,000.00

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	207 Bank Street Unit 3A & 3B
CITY, STATE	Waterbury, CT 06702

BUILDING INFO		MECHANICAL EQUIP.		
Total S/F	7,800	Air Conditioning	Central	
Number of floors	4	Sprinkler / Type	No	
Avail S/F	7,800 +/-	Type of Heat	Gas heat pump	
Will subdivide to	1,000	TAXES	3A	3B
Office Space	7,800	Assessment	83,020	87,570
Ext. Construction	Brick	Mill Rate	58.77	58.77
Int. Construction		Taxes	\$4,833	\$5,098
Ceiling Height		OTHER		
Roof		Total Acres	Condo	
Date Built	1910	Zoning	CBD	
UTILITIES		Parking	Available Garage	
Sewer	City	Interstate	I-84	
Water	City	Distance to	Immediate	
Gas	Yes	State Route	RTE 8	
Electrical		Distance to	1/2 Mile	
		TERMS		
		Sale Price	\$390,000.00	
		Lease Rate	\$12 Gross + Utilities + parking	



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